

Chairperson Scott Hickle
Vice-Chairperson Bobby Gutierrez
Parliamentarian Nancy Hardeman



Commissioners
John Bush
Leo Gonzalez
Kyle Incardona
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 3, 2015 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 6:07 p.m.

Commissioners	Present	2015 Regular Meetings Held	2015 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
John Bush*	Y	19	2	16	2
Leo Gonzalez	N	19	13	16	11
Bobby Gutierrez	Y	19	18	16	13
Nancy Hardeman	Y	19	15	16	12
Scott Hickle	Y	19	17	16	14
Kyle Incardona	Y	19	16	16	14
Kevin Krolczyk	Y	19	19	16	16
Prentiss Madison	Y	19	17	16	16
Robert Swearingen	Y	19	17	16	14

* appointed to the Commission effective 11/5/2015

Staff members present: Ms. Janis Hampton, City Attorney; Mr. Martin Zimmermann, Planning Manager; Ms. Stephanie Doland, Staff Planner; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; and Ms. Maria Watson, Planning Intern.

2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Chairperson Hickle led the pledge.

3. HEAR CITIZENS.

No citizens came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

Ms. Janis Hampton, City Attorney, advised that Chairperson Hickle has filed an affidavit for regular agenda item 7.c. and will not participate in discussion and voting on that rezoning request.

5. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on November 19, 2015.

b. Approval of regular meeting dates and deadlines for submitting applications in 2016.

c. Right-of-way Abandonment RA15-04: Bryan Original Townsite Blocks 264 and 265

A request to abandon approximately 0.275 acres (12,000 square feet) of public street right-of-way for East 21st Street adjoining the north and south sides, respectively, of Block 265 and 264 in the Bryan Original Townsite, east of the intersection of East 21st Street and North Main Street in Bryan, Brazos County, Texas Brazos County, Texas. (R. Haynes)

Commissioner Hickle moved to approve the Consent Agenda with the exception of the minutes from the workshop and regular meetings on November 19, 2015. Commissioner Incardona seconded the motion, and the motion passed unanimously.

Commissioner Hickle moved to approve the amended minutes from the workshop and regular meetings on November 19, 2015. Commissioner Gutierrez seconded the motion, and the motion passed unanimously.

6. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat RP15-35: Bryan Original Townsite Blocks 264 and 265

Proposed Replat of Block 264 and Block 265 in the Bryan Original Townsite, being a total of 1.997 acres of land adjacent to the east side of North Main Street between East Pruitt Street and East 22nd Street, in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve Replat RP15-35, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Madison seconded the motion and the motion passed unanimously.

b. Replat RP15-36: Country Club Estates Subdivision – Phase 2

Proposed Replat of Lot 3 in Block A of Country Club Estates Subdivision – Phase 2, being 0.413 acres of land adjoining the northwest side of Fairway Drive between Green and Link Streets, south of W. Villa Maria Road (FM 1179) and currently address as 312 Fairway Drive in Bryan, Brazos County, Texas. (S. Doland)

Ms. Doland presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Madison moved to approve Replat RP15-36, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Gutierrez seconded the motion and the motion passed unanimously.

c. Replat RP15-37: The Traditions Subdivision – Phase 5

Proposed Replat of Lots 44 - 46 in Block 2 of The Traditions Subdivision – Phase 5, being a total of 2.165 acres of land located approximately 1/4-mile west of the intersection of South Traditions Drive and Hickory Ridge Circle, in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners asked if there has been any public input during the week. Mr. Haynes replied that there had been two phone calls from citizens requesting more information.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Incardona moved to approve Replat RP15-37, based on staff's recommendations and review which considers adherence to all pertinent state and local

requirements for replatting. Commissioner Gutierrez seconded the motion and the motion passed unanimously.

d. Replat RP15-38: Green Branch Ridge – Phase 4

Proposed Replat of Lot 37 in Green Branch Ridge Subdivision – Phase 4, being 4.66 acres of land adjoining the southwest side of Olivia Trail, approximately 587 feet north of its intersection with Green Branch Loop in Bryan’s extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve Replat RP15-38, based on staff’s recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Incardona seconded the motion and the motion passed unanimously.

7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ15-21: GAZW Holdings, LLC

A request to change the zoning classification from Commercial District (C-3) to Office District (C-1) on 0.62 acres of land located at the northwest corner of the intersection of North Earl Rudder Freeway Frontage Road and Water Locust Drive, being Lot 2 in Block 2 of the Canyon Creek Entertainment Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners asked if there has been any public input during the week. Mr. Hilgemeier replied that there had been one phone call from a citizen requesting more information.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to recommend approval of Rezoning RZ15-21 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Madison seconded the motion and the motion passed unanimously.

b. Rezoning RZ15-24: Rockwater Investments, LP

A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Housing District (PD-H) on 0.23 acres of land located at the south corner of Aspen and Clay Streets, being Lot 10 and parts of Lot 9 in Block 4 of the Highland Park Subdivision and currently addressed as 4200 Aspen Street in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners asked on which streets trash could be placed. Mr. Hilgemeier responded that trash could go on both Aspen and Clay Streets. Commissioners also asked if there was an ordinance that regulated how long trash containers could be left at the street. Mr. Hilgemeier responded that there was an ordinance in place that limits the time a container can be left at the street no more than 24 hours.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Hickle moved to recommend approval of Rezoning RZ15-24 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Hardeman seconded the motion and the motion passed unanimously.

c. Rezoning RZ15-25: Blinn College

A request to change the zoning classification from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M) on 95.29 acres of vacant land out of Zeno Phillips Survey, A-45, located at the south corner of North Harvey Mitchell Parkway (FM 2818) and Leonard Road in Bryan, Brazos County, Texas. (M. Zimmermann)

Mr. Zimmermann presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

In response to questions from the Commission, Mr. Zimmermann confirmed that the new collector street through campus will extend from FM2818 and that the applicants have made adequate provisions for providing off-street parking.

The public hearing was opened.

Ms. Shirley Yeager, 1803 White Stone Dr., Bryan, TX, came forward with concerns about how close the development would be to her property. Mr. Zimmermann responded that the piece of the development adjacent to her property will remain undeveloped.

The public hearing was closed.

Commissioner Madison moved to recommend approval of Rezoning RZ15-25 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Incardona seconded the motion.

Commissioners expressed their excitement about new development in that area.

The motion passed unanimously with Commissioner Hickle abstaining from deliberation and voting on this item due to a conflict of interest.

8. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING SETBACKS AND LOT STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).

a. Planning Variance PV15-16: Cruz Auila

A request for approval of a 3.5-foot variance from the minimum 7.5-foot side building setback that is generally required from side property lines on residential home sites, to allow the proposed construction of an addition to an existing home, planned to extend within 4 feet from the northeast side property line on property at 112 Edge Street, adjoining the north side of Edge Street between S. College and Cavitt Avenues, being Lot 7 in Block 1 of The Dellwood Park Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners asked if there has been any public input during the week. Mr. Hilgemeier replied that there had been one email from a citizen requesting more information.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve Planning Variance PV15-16, as requested, and to adopt the written staff report and analysis, as the findings of this Commission and the facts upon which those findings are based. Commissioner Madison seconded the motion.

The motion passed unanimously.

9. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:50 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **17th day of December, 2015.**

Scott Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Manager and Secretary to the
Planning and Zoning Commission

DRAFT